



## OCEAN TRACE CONDOMINIUMS

### FOR REALTORS

Lisa Hamlin- Property Manager, Seacrest Services, Inc.  
For more information visit [oceantracejuno.com](http://oceantracejuno.com) and click on Q&A

**Realtors will not be allowed access on the call box**

#### **Amenities:**

2 Pools: Dawn to Dusk  
Trash, landscaping, pest control, BBQ area  
Clubhouse: 6am – 11pm  
Includes: Conference Room; Fitness Center; and  
Business Center

#### **Approvals: All must come in for Welcome Meeting**

Owners: No  
Renters: No  
Ocean Trace Condominium is HUD approved

**Documents and floor plans:** Go to website:  
[oceantracejuno.com](http://oceantracejuno.com) under the Ocean Trace tab

#### **Fees:**

Association Dues are monthly which vary depending  
upon size of unit  
Per Unit includes: Water, Uno Lago Master Association  
Uno Lago Environmental Association

#### **Fee Schedule Amounts and Estoppels:**

FAX: Attn: Jennifer Davis- Seacrest  
Email: [jdavis@seacrestservices.com](mailto:jdavis@seacrestservices.com)  
Phone #: 561- 697-4990 Ex: 127

#### **Financials:**

Reserves: Yes  
Can be obtained by Unit Owner request

#### **Insurance:**

For proof of insurance contact: [poi.Plastridge.com](http://poi.Plastridge.com)  
Wind mitigation reports call Plastridge: 561-630-4955

#### **Parking spaces:**

Must obtain parking sticker through management office

#### **Pets:**

Rentals- No  
Owners- 2 pets weight limit 120 combined

#### **Rentals/Sales:**

1 month – minimum  
No sub-letting  
Approval process may take up to 15 days  
Must contact Mary Brabazon: **(561) 373-9816 and  
email: [dawn@dawnmansur.com](mailto:dawn@dawnmansur.com)** for application  
process

**Renter's %:** Average 50

#### **Reserves:** Yes

No Special Assessments at this time

#### **Roofs:**

New: 100- 2007; 200- 2012; 500- 2010; and 800-2011

#### **Year Buildings were built:**

100-500 & 800- 1996